

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JUNE 25, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-34459 - APPLICANT: COLLEGE OF SOUTHERN NEVADA - OWNER: UNIVERSITY BOARD OF REGENTS**

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**\*\* CONDITIONS \*\*****STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 06/04/09 and landscape plan and building elevations date stamped 05/11/09, except as amended by conditions herein.
3. No physical barriers shall be placed along the northern limits of work to impede any pedestrian access between the parking lot and the Fire Station and Instructional Center.
4. A revised site plan shall be provided indicating a handicapped accessible route from the parking area north of the subject site to the Fire Station and Instructional Center, prior to issuance of building permits.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Coordinate the connection to public sewer line, in Oakey Boulevard, Torrey Pines Drive or at another acceptable location, with the Collection Systems Planning Section of the Department of Public Works. All required public sewer easements, if any, necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification (Z-0089-87) and all other subsequent site-related actions.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a proposed 15,078 square-foot Fire Station and Instructional Center, which is located at the northeast corner of Oakey Boulevard and Torrey Pines Drive. The proposed Fire Station and Instructional Center will provide a necessary life safety and educational facility to this area of the City. The proposed Fire Station and Instructional Center is harmonious and compatible with the surrounding land uses, as well as other uses on the Community College of Southern Nevada campus; therefore, staff is recommending approval of this application.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc and Property Sales</i></b>	
07/24/73	A deed was recorded for a change of ownership on the subject site.
11/07/84	The City Council approved a request to Annex (A-0016-84) 79.1 acres (Ordinance #3145), including the subject site. The effective date of the Annexation was 11/16/84.
10/07/87	The City Council approved a request for a Plot Plan Review and Rezoning (Z-0089-87) of 80 acres from N-U (Non-Urban) to C-V (Civic) and for a 22,000 square-foot Health Sciences Center on property located on the southeast corner of Charleston Boulevard and Torrey Pines Drive. The Planning Commission and staff recommended approval on 09/22/87.
08/24/89	The Board of Zoning Adjustment approved a Variance (V-0086-89) to allow an after school Child Care Center in conjunction with an existing non-profit handicapped training center on property located at 6200 West Oakey Boulevard. Staff recommended approval of the request.
01/08/98	The Planning Commission approved a Site Development Plan Review [(Z-0089-87(1)] for a 15,400 square-foot one-story Radio Broadcast Facility on 1.52 acres and a Site Development Plan Review [Z-0089-87(2)] for a 107,000 square-foot four-story classroom building at the northeast corner of Del Rey Avenue and Torrey Pines Drive. Staff recommended approval of the request.
06/11/98	The Planning Commission approved a Site Development Plan Review [Z-0089-87(3)] for a 12,105 square-foot addition to an existing structure at the northeast corner of Del Rey Avenue and Torrey Pines Drive. Staff recommended approval of the request.
11/17/99	The City Council approved a Site Development Plan Review [Z-0089-87(4)] for a spotlight on an existing clock tower at 6375 West Charleston Boulevard. Staff recommended approval of the request.

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07/05/01	The City Council approved a request for a Site Development Plan Review [Z-0089-87(5)] for two soccer fields and a park on 7.18 acres at the northeast corner of Oakey Boulevard and Torrey Pines Drive. The Planning Commission and staff recommended approval on 06/14/01.
11/06/03	The Planning Commission approved a Site Development Plan Review (SDR-3139) for a 30,000 square-foot Community College facility adjacent to the northeast corner of Torrey Pines Drive and Oakey Boulevard.
12/18/03	The Planning Commission approved a Site Development Plan Review (SDR-3329) for a community college classroom building on 4.31 acres at 1289 South Torrey Pines Drive.
05/11/07	A Reversionary Map (PMP-21910) was submitted for the reversion to acreage of three lots on 75.82 acres at the southeast corner west of Torrey Pines Drive and Charleston Blvd. The map has not been recorded to date.
02/06/08	The City Council approved a Rezoning (ZON-25490) from R-E (Residence Estates) to C-V (Civic) on 6.89 acres adjacent to the west side of Community College Drive, approximately 750 feet south of Charleston Boulevard. The Planning Commission and staff recommended approval of the request.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no related building permits or business licenses on the subject site.	
<b><i>Pre-Application Meeting</i></b>	
04/08/09	<p>A pre-application meeting was completed on the indicated date. The following items were discussed at the meeting:</p> <ul style="list-style-type: none"> <li>• The proposed 15,078 square-foot Fire Station and Instructional Center.</li> <li>• Development requirements for a building located in a C-V (Civic) zoning district.</li> <li>• Points of ingress and egress on the subject site.</li> </ul>
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	

<b><i>Field Check</i></b>	
05/21/09	<p>A field check was completed on the indicated date. The following items were noted on the field check.</p> <ul style="list-style-type: none"> <li>• Staff noted the vacant parcel on the subject site.</li> <li>• Staff noted the distance to the campus.</li> </ul>

<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	1.65 acres (limits of construction)
Gross Acres	75.82 acres

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<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Vacant	PF (Public Facilities)	C-V (Civic)
North	Convenience Store, Restaurant and Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Assisted Living Facility	SC (Service Commercial)	PD (Planned Development)
East	Lied Opportunity Center	PF (Public Facilities)	C-V (Civic)
West	Bonanza High School	PF (Public Facilities)	C-V (Civic)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>		X	N/A
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>	X		
C-V (Civic) District	X		Y
<b>Trails – (Pedestrian Path)</b>	X		Y
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## **DEVELOPMENT STANDARDS**

Pursuant to Title 19.06.020, the minimum development standards for property in the C-V (Civic) district shall be established by the City Council in connection with the approval of a rezoning application or administratively in connection with the approval of a site development plan review. The standards shall be designed to ensure compatibility of the development with existing and planned development in the surrounding area. The subject site is located within a C-V (Civic) zoning district and as such, the minimum development standards will be established with the approval of this Site Development Plan Review.

***Pursuant to Title 19.06.020, the following standards are proposed:***

<b><i>Standard</i></b>	<b><i>Provided</i></b>
Min. Lot Size	A portion of a 75.82 acre site
Min. Setbacks	
• Front (Charleston Boulevard)	2,320 Feet
• Side (East property line)	85 Feet
• Corner (Torrey Pines Drive)	41 Feet
• Rear (Oakey Boulevard)	61 Feet

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Max. Building Height	27 Feet
Trash Enclosure	Roofed, gated
Mech. Equipment	Screened

*Pursuant to Title 19.12, the following standards apply:*

<b>Landscaping and Open Space Standards</b>		
<b>Standards</b>	<b>Provided</b>	
	<b>Ratio</b>	<b>Trees</b>
Parking Area	1 Tree / 6 Spaces	6 Trees
Buffer:		
• South	1 Trees / 20 Linear Feet	8 Trees
• East	1 Trees / 30 Linear Feet	15 Trees
• West	1 Trees / 20 Linear Feet	11 Trees
<b>TOTAL</b>		40 Trees
Min. Zone Width		
• South	19 Feet	
• East	6-10 Feet	
• West	97 Feet	
Wall Height	No walls proposed as a part of the subject application. East wall is a part of Variance (VAR-34467)	

*Pursuant to Title 19.10, the following parking standards apply:*

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Fire Station (Government Facility)	10,618 SF	1 per 300 SF	36 spaces	1 space	21 spaces	1 space	N
Classroom Facility	4,460 SF	1 per 4 students for 90 students	23 spaces	1 space	8 spaces	1 space	N
TOTAL			60 spaces		31 spaces		N

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## **ANALYSIS**

- **Site Plan**

One parcel houses the entire Community College of Southern Nevada Site. The 75.82 acre campus is located at the southeast corner of Charleston Boulevard and Torrey Pines Drive. The site plan indicates a proposed 15,078 square-foot new Fire Station and Instructional Center at the northeast corner of Oakey Boulevard and Torrey Pines Drive. The proposed building will serve as a new Fire Station and Instructional Center for the students of the Community College of Southern Nevada.

The proposed parking located on the subject site within the limits of construction do not meet the minimum requirements of Title 19, but an additional 200 parking spaces will be provided on the campus immediately north of the Fire Station and Instructional Center as a part of another project, which is currently under review by the State Public Works Board (#09-B043). The additional parking spaces will be adequate for the proposed use.

The overall site is accessed from both Torrey Pines Drive and Oakey Boulevard, both roadways are indicated as 80-foot Secondary Collectors on the Master Plan of Streets and Highways. Access is also indicated for fire trucks only, off of Torrey Pines Drive. A Pedestrian Path is also located adjacent to the site adjacent to Oakey Boulevard. The Pedestrian Path has been constructed and was approved as a part of General Plan Amendment (GPA-32130).

- **Landscape Plan**

The landscape plan exceeds all minimum landscaping requirements, pursuant to Title 19.12 except for the minimum buffer width adjacent to the east property line. The applicant is providing a six-foot buffer where eight feet is the minimum required. The applicant has mitigated this deficiency by exceeding minimum landscaping requirements with respect to the overall tree count, spacing and buffer widths throughout the site. The applicant has also added an abundant amount of landscaping at the southwest portion of the overall site. The deviations from Title 19.12 are appropriate for the subject development, since the site is located within a C-V (Civic) zoning district.

- **Elevations**

The elevations indicate a single-story 27-foot tall Fire Station and Instructional Center. The building elevations are designed as a “retro” fire station, which utilizes red colored siding and clear story roll-up doors. The elevations are well articulated by the use of variations in height and massing. The applicant has also included a variety of colors, materials and windows.

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- **Floor Plans**

The floor plans are typical of Fire Station and Instructional Center. The floor plan indicates dormitories, classrooms, training rooms, and offices. The classrooms within the proposed buildings will be utilized for the teaching of Fire Sciences and related educational programs.

## **FINDINGS**

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

**1. The proposed development is compatible with adjacent development and development in the area;**

The proposed 15,078 square-foot Fire Station and Instructional Center is compatible with other buildings on the campus and adjacent development in the area.

**2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed project is compatible with the General Plan, Title 19 and other City policies and standards for a development within a C-V (Civic) zoning district.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

The proposed development will be accessed from both Oakey Drive to the south and Torrey Pines Drive to the west. Oakey Drive and Torrey Pines are both indicated as 80-foot Secondary Collectors on the Master Plan of Streets and Highways. The proposed project will have a minimal impact on existing traffic pattern in the immediate area.

**4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building and landscape materials for the Fire Station and Instructional Center are consistent with other buildings within the Community College of Southern Nevada campus and the City.

**5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

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The architecture, landscaping and the site design of the proposed project are harmonious and compatible with development in the area, as it is consistent with the previously approved buildings and overall appearance of the Community College of Southern Nevada campus.

**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed Fire Station and Instructional Center will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety and welfare.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

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**ASSEMBLY DISTRICT**      3

**SENATE DISTRICT**      8

**NOTICES MAILED**      342

**APPROVALS**      1

**PROTESTS**      0